

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 February 2026 10:24:17 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0303

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/02/2026 10:24 AM.

Application Summary

Address: Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH

Proposal: Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road.

Case Officer: Steven King

[Click for further information](#)

Customer Details

Address: 20 Abergavenny Gardens Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I have already responded to the Developer who was seeking pre planning consultation with villagers.
I strongly disagree with the plans to build 260 homes on this plot for numerous reasons.
- I understand that various people have attempted to apply for

planning permission to build houses on this site, previously suggesting access via Lashmere, and simply running access via the small industrial estate onto Borers Arms Road and looking at the plans another entrance/exit onto Copthorne Bank is totally ludicrous.

On top of this, Copthorne Bank is a narrow road with a blind corner not too far away from your proposed new road - adding more traffic to this already busy part of the Village, would prove catastrophic.

Copthorne Bank itself is daily navigating through a chicane already, with certain areas impassable at rush hour and school pick ups/drop offs..... I welcome you to drive through at these times and observe for yourselves..... But you wont care, because you wont be living here.....

- Services

I have grave concerns that the current associated infrastructure in regards of highways and also services, is insufficient to even provide Copthorne Village with adequate services, as it is currently.

Water - low pressure very often and we have been known to have no water - never mind a hosepipe ban still insitu as I type. Ardingly reservoir is running at a very low level and adding more demand on this, just does not make any sense!

Power - the Village frequently suffers with power cuts, with no warning, how can it possibly provide sufficient power for an extra 260 homes?

- The A264 is already overloaded and an incredibly busy road. Trying to leave Borers Arms Road onto the A264, is dangerous at the best of times, and now you are proposing to increase village traffic by, well over 500 more vehicles. Not long back we had roadworks on the A264 between Copthorne Hotel Roundabout and Borers Arms Road, and most of the traffic thought they could be clever and nip through the Village to dodge the temporary lights - causing total gridlock in the Village. How on earth can we take another 500+ cars and it not affect what we already have here?

- Doctors and local amenities :-

The local GP practice cannot cope with the increase of patients created by building 260 homes. Some of these homes will have young families, so I cannot estimate how many more people you are proposing to create homes for, but I cannot see how the GPs could take on extra patients, when they are hard pushed to deal with the ones that already live here.

Dentists - where do you propose these people sign to register with a Dental Practice, you say 50% "affordable housing", therefore I would assume these people would be looking for NHS dental practices - good luck with that...

Village store - struggle to keep stock in for the people we already live here

Schools - have you researched the schools to see if they would even have space to accommodate children who could potentially live there?

Apparently the USP's are supposed to encourage those of us who already live in Copthorne Village, to say "yes, go ahead"

so let's go through those USP's :-

Installing footpaths and improving connectivity - Connectivity does not require improvement - cannot see why adding pathways through this proposed site would be anything good.

Delivering an attractive green scheme with biodiversity net gain..... How???? When this area is already biodiverse and does not need changing.

Creating new public green spaces for all to enjoy, including a new community orchard and picnic area - we already enjoy public green spaces, we are surrounded by trees and woodland and cannot see why taking trees down and creating a "community orchard", whatever that may be, is any sort of improvement. Picnic area..... really??? Another area to encourage children to vandalise and abuse.

Strengthening of the areas economy through new residents spending locally - what a load of rubbish !!!! there are very limited places in the area to even "spend locally"

Creating local job opportunities through construction and new commercial premises - these so called local job opportunities, would only be for the duration of the building works and based on a residential development near Horsham, slamming their brakes on because, they cannot sell the homes they have built - I cannot see where the demand is for these 260 homes!?

Copthorne have been promised all sorts of additional new benefits not that long back, with the creation of more houses closer to the A23/M23 - these did not transpire and if they were planning to improve connectivity - then this did not happen as the road is only access for Buses and cycles.....

This is and still remains a small village, with a village community spirit and it saddens me to think that just because someone out there wants to make a quick profit and enlarge their Bank account significantly, that they can look at any plot of green land and assume that it's ok to build homes on it, without considering all the other factors, that make it a viable scheme.

Helping Tandridge Council..... I don't think so.....

Furthermore, there are 2 other proposals for building more houses within this Village, and the infrastructure just cannot cope with any more homes.

Kind regards